

HILL OF BALMACLELLAN

BALMACLELLAN, CASTLE DOUGLAS



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An appealing lifestyle property in a peaceful rural location with far reaching views.

Castle Douglas 14.7 miles ■ Dumfries 25 miles ■ Ayr 37 miles

About 2 acres in all

Offers over £390,000

- 3 reception rooms. 5 bedrooms
- Spacious farmhouse property
- Extensive outbuildings
- Far reaching countryside views
- Potential to adapt/develop

Galbraith

Castle Douglas
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SITUATION

Hill of Balmaclellan occupies a delightful rural location nearest to Balmaclellan but overlooking Scotland's smallest Royal Burgh New Galloway (2 miles distant). Balmaclellan has a village shop and The Old Smithy, which is an arts centre twinned with The Catstrand based in New Galloway. The Catstrand has a café, exhibition space, shop and 90 seater theatre where events run all year round. New Galloway has two hotels, community shop, Glenkens medical practice, as well as a popular 9 Hole Golf course. Kells Primary School is situated in New Galloway and buses provided to Secondary school in St Johns Town of Dalry and Castle Douglas.

The nearby market town of Castle Douglas has a good range of shops, supermarkets, and other services, and is designated Dumfries and Galloway Food Town. The regional capital of Dumfries, about 25 miles distant, offers a wider range of shops, retail outlets and services including the Dumfries and Galloway Royal Infirmary and the Crichton Campus providing further education courses.

Communications to the area are very good, with a daily bus service from New Galloway and railway stations in both Dumfries and Lockerbie. The M74 motorway is about 50 miles distant allowing easy access north and south. Regular flights to parts of the UK and Ireland as well as continental Europe depart from Prestwick Airport, which is 43 miles to the north. Both Glasgow and Edinburgh with their international airports are 75 and 85 miles respectively. A daily ferry service to Northern Ireland operates with Stena Link from Cairnryan 46 miles to the west, close to Stranraer.



DESCRIPTION

The property is a large, detached two storey property that has been extended to incorporate a large single story converted byre. Adaptable accommodation space predominantly on one level offering 5 bedrooms, 4 of which en suite. 2 Bedrooms to the first floor. The property enjoys a south westerly aspect, and the living room benefits greatly from a double aspect enjoying far reaching countryside views with New Galloway in the distance, a multi fuel stove benefits those cooler evenings. The sunroom also affords a beautiful outlook and connects with the garden to the front and side. The large kitchen/breakfast room with a double aspect, has a Rayburn at the heart, traditional fitted units with an overhead pulley and press storage cupboard, adjoining is a spacious back kitchen/utility space with modern fitted units and worktop with under counter space for appliances. Connecting from the sunroom and main hallway is the dining room with wood burning stove and press storage cupboard, an ideal space for gathering with friends and family.

The added byre that has been incorporated provides an office, 3 ensuite bedrooms all with fitted storage. The master is a beautifully bright room with far reaching countryside views, extensive storage and ensuite with both bath and walk in shower. At the end of the hallway is a workshop, this could be easily adapted to add a further bedroom if required. The accommodation could easily be configured or separated to accommodate multi-generational living, subject to relevant consents. 16 Solar panels are roof mounted on this part.

Accessed from the end of the hallway is an extensive wood store/boiler house/workshop/storage space. The biomass boiler and oil boiler are housed within, together with a store of logs.

Sitting opposite within the courtyard is a further detached outbuilding, offering garage/workshop/animal shelter space. There is a partial first floor (not inspected). All outbuildings offer great potential to adapt or develop specific to the buyer's needs.

Hill of Balmaclellan offers a fantastic lifestyle purchase with attractive property, outbuildings and land to suit the lifestyle needs of the buyer.

An attractive package and is of a type which is of continued demand and rarely available within the area.

ACCOMMODATION

Ground Floor:

Porch. Staircase Hallway. Shower Room. Kitchen/Breakfast Room. Back Kitchen/Utility. Sun Room. Dining Room. Living Room. Office. Master Bedroom En Suite. W.C. Bedroom Bathroom en-suite. Bedroom Bathroom en-suite. Workshop/Bedroom.

First Floor:

Bedroom Ensuite Bathroom. Bedroom.

OUTBUILDING

Store Room/Log Store/Boiler

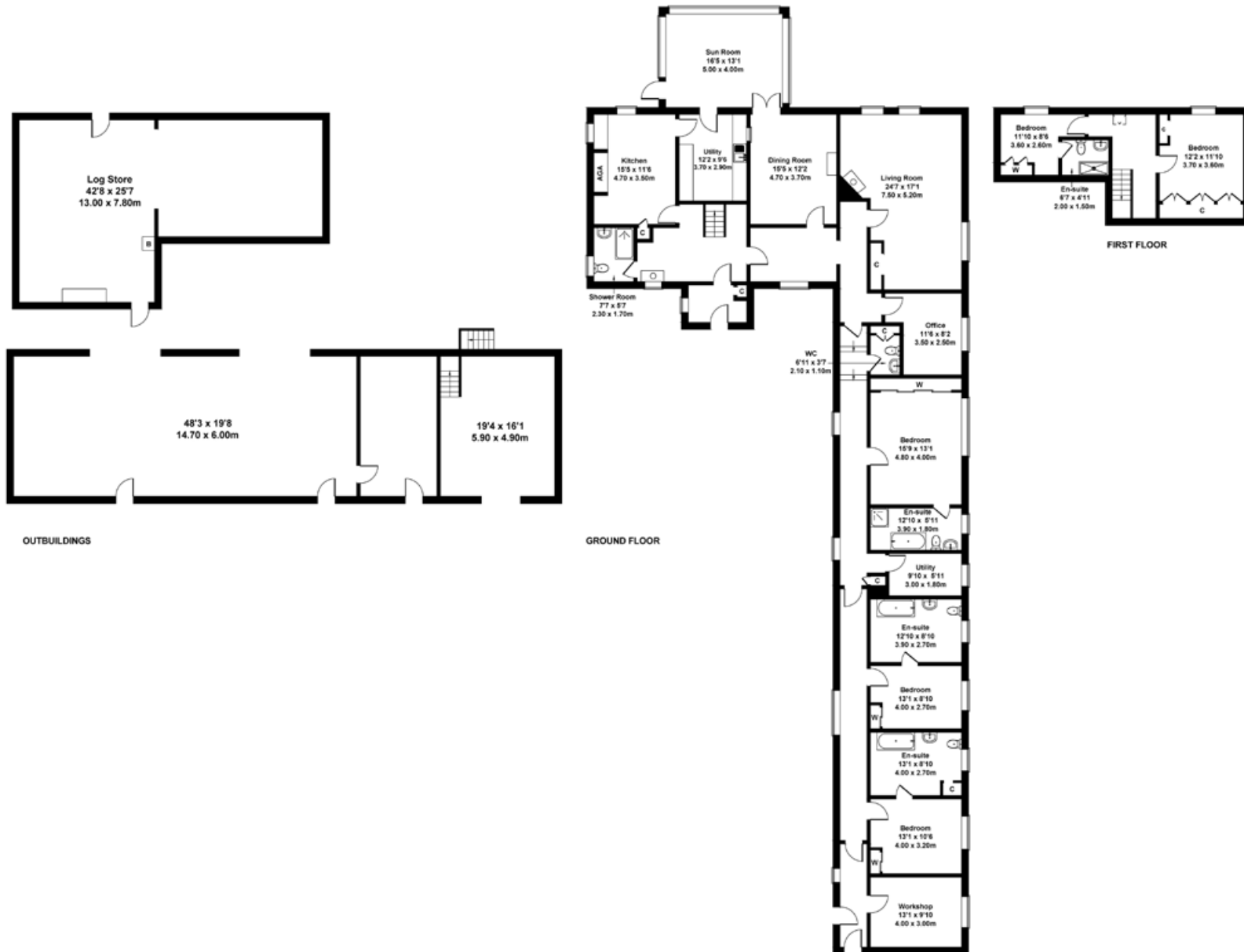
Housing biomass boiler. Oil Boiler. Wood Store. Large storage space. Door to rear leading towards paddock.



Hill of Balmaclellan, DG7 3PW

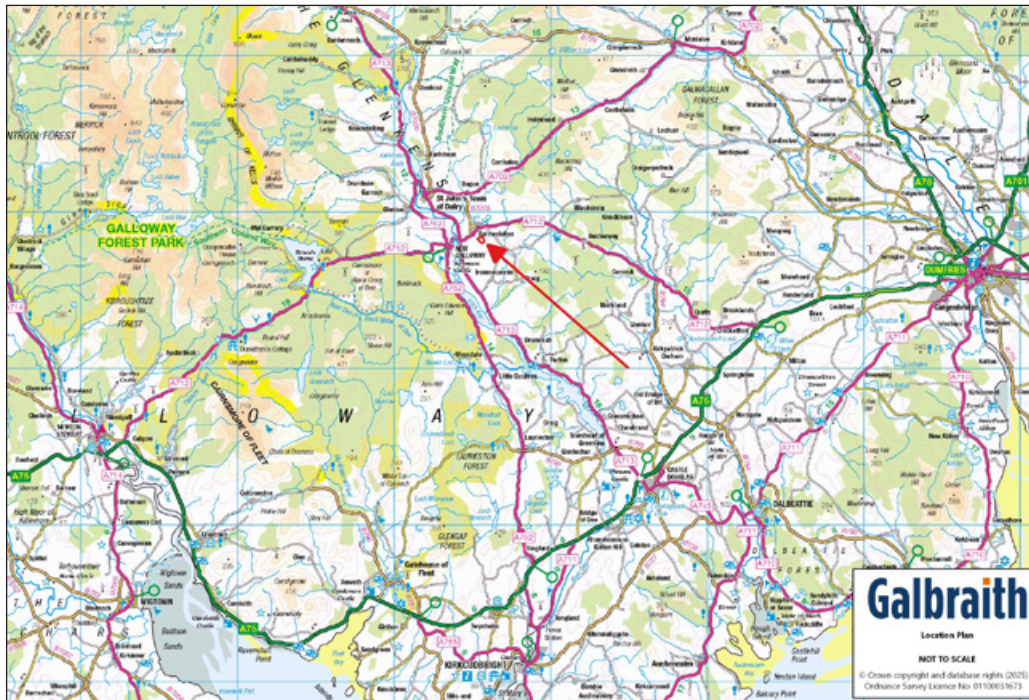
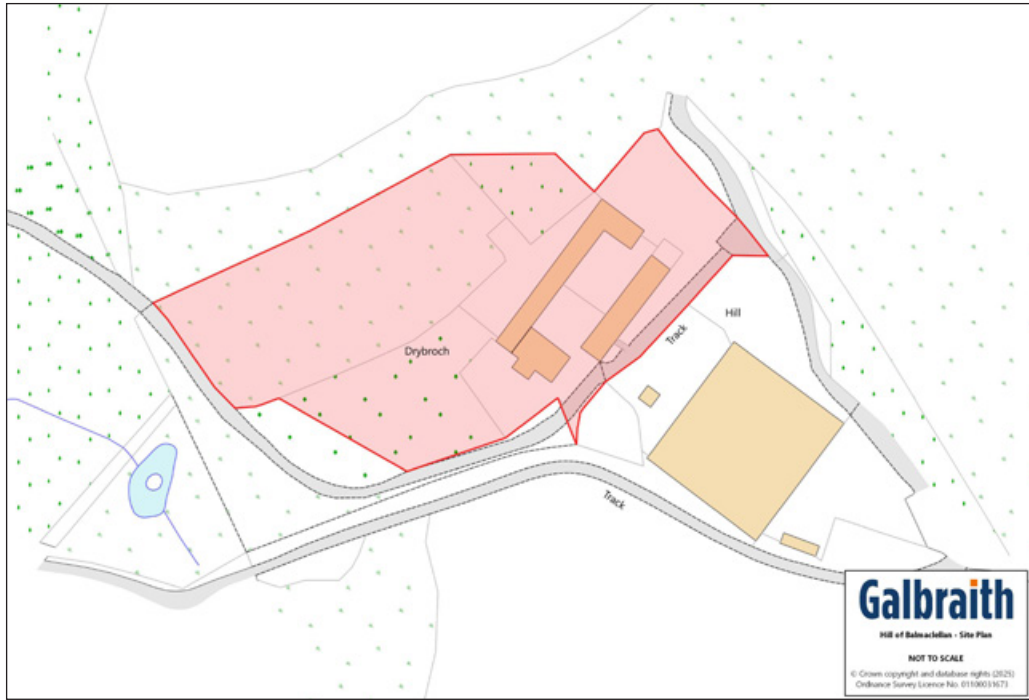
Approximate Gross Internal Area

5856 sq ft - 544 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.





Extensive stone built detached outbuilding. Partial first floor, not inspected. Doors to courtyard, two open fronted. Potential to develop/adapt to suit the specific needs subject to relevant consents.

****FOR THE AVOIDANCE OF DOUBT THE FORMER AGRICULTURAL BUILDINGS ADJACENT TO THE PROPERTY ARE IN SEPARATE OWNERSHIP.****

GARDEN (AND GROUNDS)

The track leads to the property and into the central courtyard or behind to the outbuildings. The property offers an attractive lifestyle package. The central courtyard provides an area with raised beds suitable for home growing veg. Surrounding the property is predominantly laid to grass, with an attractive seating area from the sun room the perfect spot for relaxing or entertaining friends and family and enjoying the peaceful surrounding and beautiful far reaching views.

About 2 acres (0.81 hectares).

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Septic Tank	Freehold	Oil Central Heating BioMass	Band F	D56	Fibre to the cabinet/ dug in. Needs connected	Yes

16 Solar Panels roof mounted on the property.

FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

POST CODE

DG7 3PW

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: toolbar.vows.relations

SOLICITORS

Harper MacLeod LLP
The Ca'd'oro, 45 Gordon Street
Glasgow
G1 3PE

LOCAL AUTHORITY

Dumfries & Galloway

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

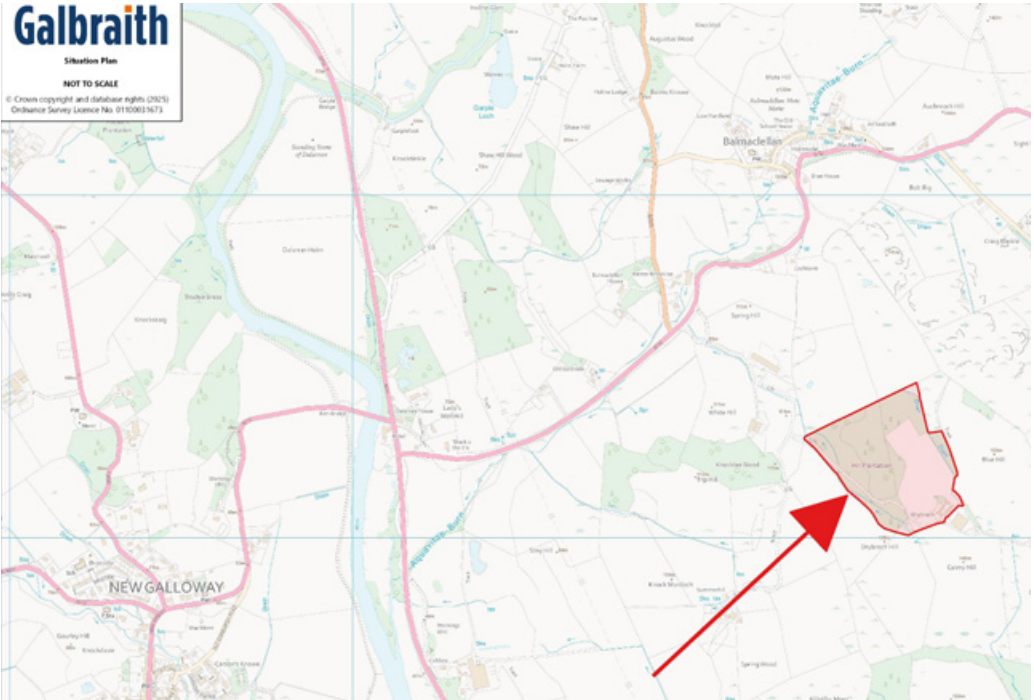
Failure to provide required identification may result in an offer not being considered.

HEALTH & SAFETY

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in March 2025.







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